

# STANDARD OPEN PATIO COVER



**BUILDING & SAFETY DIVISION  
201 E. LA HABRA BLVD.  
LA HABRA, CA 90631  
562-905-9710**

**Call Before You Dig  
1-800-227-2600**



**PLEASE NOTE:** This information Bulletin is made available to assist you in preparing for obtaining permits.

### **DEFINITION**

Patio covers are one-story, roofed structures not more than 12 feet above grade and used only for recreational or outdoor living purposes, not as carports, garages, storage rooms, or habitable rooms.

Patio covers must be open on two or more sides for not less than 65% of the wall area below a minimum of 6' 8" of each open wall, measured from the floor. The open sides must not be covered with any permanent materials which obstruct the free passage of light and air, except insect screening, or approved, translucent or transparent plastic, not more than .125 inch (3.2 mm), in thickness, glass conforming to the provisions of chapter 24 (tempered) or any combination of these.

If two sides are open, the open sides may be partially enclosed by solid walls which do not exceed 30 inches in height above the floor, in addition to the screening (see drawings in this information bulletin). When required windows from adjoining rooms open into a patio cover, however, open area equivalent to the requirements of Appendix I Section 102 of the California Building Code apply.

Patio covers may be attached or detached, and permitted only as accessory to single-family dwellings or to individual dwelling units in multi-dwelling-unit buildings. Patio covers cannot be used as carports, garages, habitable rooms or storage structures. Detached patio covers must be located a minimum of 10' from the main structure. Other provisions of the zoning code relating to minimum open areas and separation from the property line may apply. Please contact the Planning and Building & Safety Divisions for details related to your specific site plan.

### **CONCRETE MIX**

The concrete mix for footings must meet the strength of  $F_c = 2000$  psi **minimum**, or the following:

- 1 part Portland cement
- 2 ½ parts sand
- 3 ½ parts ¾ inch **maximum** size gravel
- Not more than 7 gallons of water per sack of cement.

### **LUMBER**

Lumber shall be Douglas Fir / Larch No. 2 or better.

**All lumber must be grade marked.**

### **POST ANCHORAGE AND BRACING**

The details shown on this sheet have been approved by the City of La Habra, Building and Safety Department. Posts must be anchored at the lower end by any of the methods noted. They must be braced to the upper end using any of the optional methods shown. Manufacturer's installation instructions must be followed for installation of all connector and anchorage hardware.

Decorative-type bracing may be substituted for the above if the same amount of structural bracing is realized. When the load on any single supporting post does not exceed 750 pounds per post, a minimum 3 ½" thick concrete slab on grade may be substituted for the pad footings shown on the typical framing details: Post anchorage to slabs must be the same as to footings.

### **LEDGER TO HOUSE ATTACHMENT**

When it is desired to connect and support one side of the structure by attaching it directly to the house, the rafter spans and main beam sizes will be as shown in the table. However, the main beam may be replaced on the side attached to the house with a ledger the same size as the rafters and fastened to the studs with 3/8" X 5" lag screws, spaced at 16" on-center. Attachment to existing house rafters is achieved with optional method shown (*See Details A & B of Sheet 5*).

### **ROOF COVERING**

If covered with nominal one-inch roof sheathing, the roof must have rafters spaced not more than 32" center to center. Maximum spacing for rafters supporting plywood decks shall be in accordance with spans shown on the structural panel. When used, plastic roof coverings must be installed according to manufacturer's recommendations and the corrugations should be placed perpendicular to and across the supports. All roof coverings (including plastic) must be minimum class B rated for flame spread. Roof slope must be specified on plans.

Roof Live Load = 10 psi, minimum.

Roof Dead Load = 7 psi, minimum, or actual weight of materials.

**NOTE: BUILDERS OF STEEL AND ALUMINUM PATIO COVERS THE CITY OF LA HABRA REQUIRES TRACK AND LEDGER INSPECTIONS.**

\*\*\*NOT TO SCALE\*\*\*

### DIRECTIONS

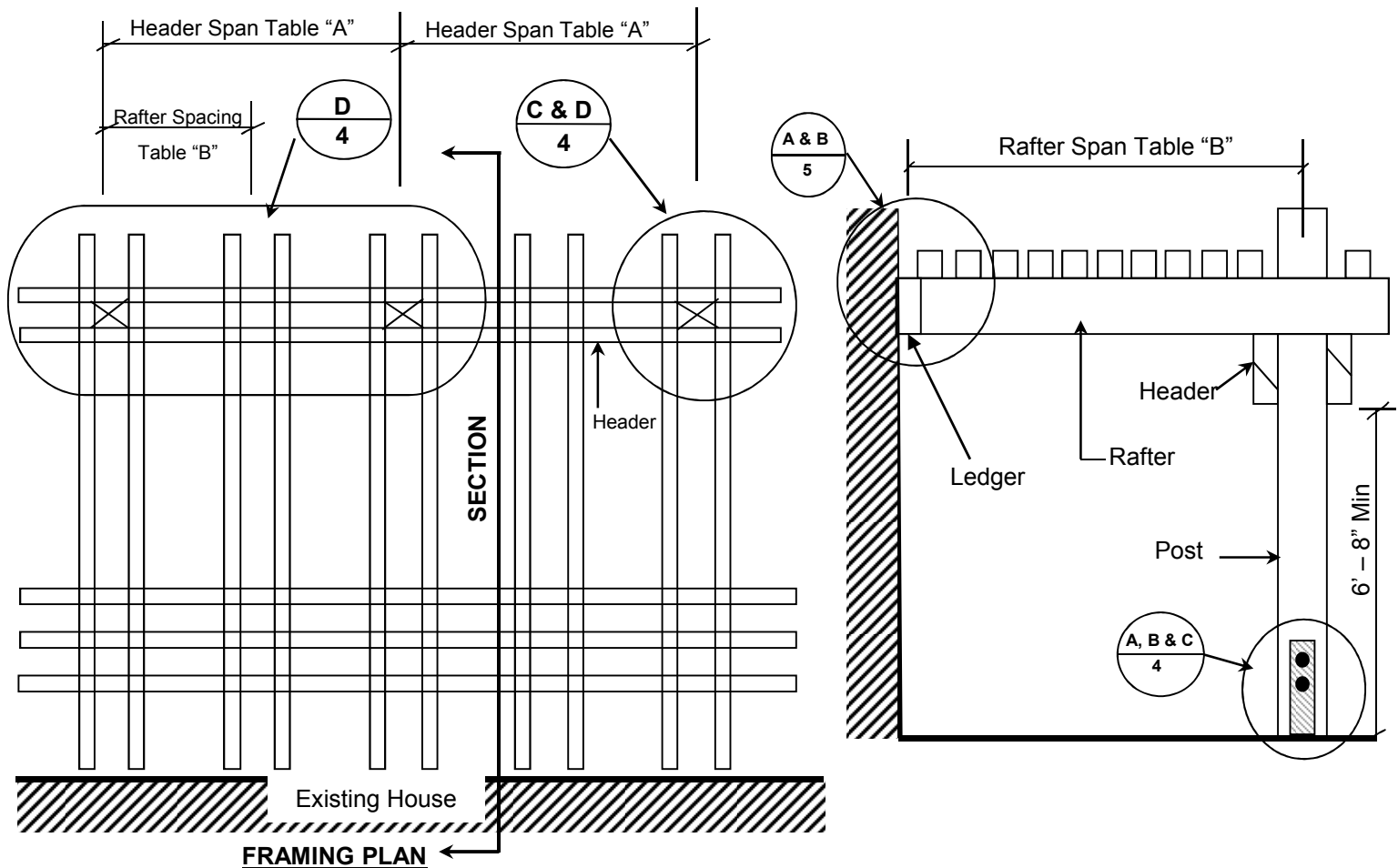
1. Do not use pencil or red ink.
2. If framing plan is different from shown in this form, use an additional page (or pages) to show the framing plan.
3. Submit the following
  - a. Three copies of the site plan. (Standard forms are available – see page 7.)
  - b. Three copies of this form. Complete both sides.
  - c. A Building Permit application form.

### GUIDELINES FOR PATIO CONSTRUCTION

(Choose one that best fits your condition)

- ☐ Single Family  
☐ Zero Lot Line  
☐ Condominium\*  
☐ Town House\*

\*REQUIRES HOA APPROVAL



### PATIO COVER REQUIREMENTS

1. HEADER: Header shall be \_\_\_\_\_ ☐ Single Header ☐ Double Header
2. JOISTS: Joists shall be "X" at " " on center. ☐ Single Joists ☐ Double Joists
3. ROOF SHEATHING: Sheathing shall be \_\_\_\_\_ self spaced.
4. LEDGER: Ledger shall be a "X" mounted on existing wall with 3/8" X 5" lag bolts at 16" on center. (See Detail A of Sheet 5)
5. FASCIA Existing fascias, if used as a ledger, must be attached to the existing rafters with metal framing anchors on each side of each rafter. (See Detail B of Sheet 5)

TABLE A		MINIMUM HEADER SIZES						
Rafter	POST SPACING (SEE FRAMING PLAN)							
	Span	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
4'-0"	4"x4"	4"x6"	4"x6"	4"x6"	4"x8"	4"x8"	4"x8"	4"x10"
6'-0"	4"x4"	4"x6"	4"x6"	4"x6"	4"x8"	4"x8"	4"x10"	4"x10"
8'-0"	4"x4"	4"x6"	4"x6"	4"x6"	4"x8"	4"x10"	4"x10"	4"x12"
10'-0"	4"x6"	4"x6"	4"x8"	4"x8"	4"x8"	4"x10"	4"x10"	4"x12"
12'-0"	4"x6"	4"x6"	4"x8"	4"x8"	4"x10"	4"x10"	4"x12"	4"x12"
14'-0"	4"x8"	4"x8"	4"x8"	4"x10"	4"x10"	4"x10"	4"x12"	4"x14"
16'-0"	4"x8"	4"x8"	4"x10"	4"x10"	4"x10"	4"x10"	4"x12"	4"x14"
18'-0"	4"x10"	4"x10"	4"x10"	4"x10"	4"x12"	4"x12"	4"x14"	4"x14"
20'-0"	4"x10"	4"x10"	4"x12"	4"x12"	4"x12"	4"x12"	4"x14"	4"x14"

TABLE B		MINIMUM RAFTER SIZES			
Rafter	RAFTER SPACING (Center to Center)				
Span	12"	16"	24"	32"	
6'-0"	2"x4"	2"x4"	2"x4"	2"x4"	
7'-0"	2"x4"	2"x4"	2"x4"	2"x4"	
8'-0"	2"x4"	2"x4"	2"x4"	2"x4"	
9'-0"	2"x4"	2"x4"	2"x4"	2"x4"	
10'-0"	2"x4"	2"x4"	2"x4"	2"x6"	
11'-0"	2"x4"	2"x4"	2"x6"	2"x6"	
12'-0"	2"x4"	2"x6"	2"x6"	2"x6"	
13'-0"	2"x6"	2"x6"	2"x6"	2"x6"	
14'-0"	2"x6"	2"x6"	2"x6"	2"x8"	
15'-0"	2"x6"	2"x6"	2"x6"	2"x8"	
16'-0"	2"x6"	2"x6"	2"x8"	2"x8"	
17'-0"	2"x6"	2"x6"	2"x8"	2"x8"	
18'-0"	2"x6"	2"x6"	2"x8"	2"x10"	
19'-0"	2"x8"	2"x8"	2"x8"	2"x10"	
20'-0"	2"x8"	2"x8"	2"x8"	2"x10"	

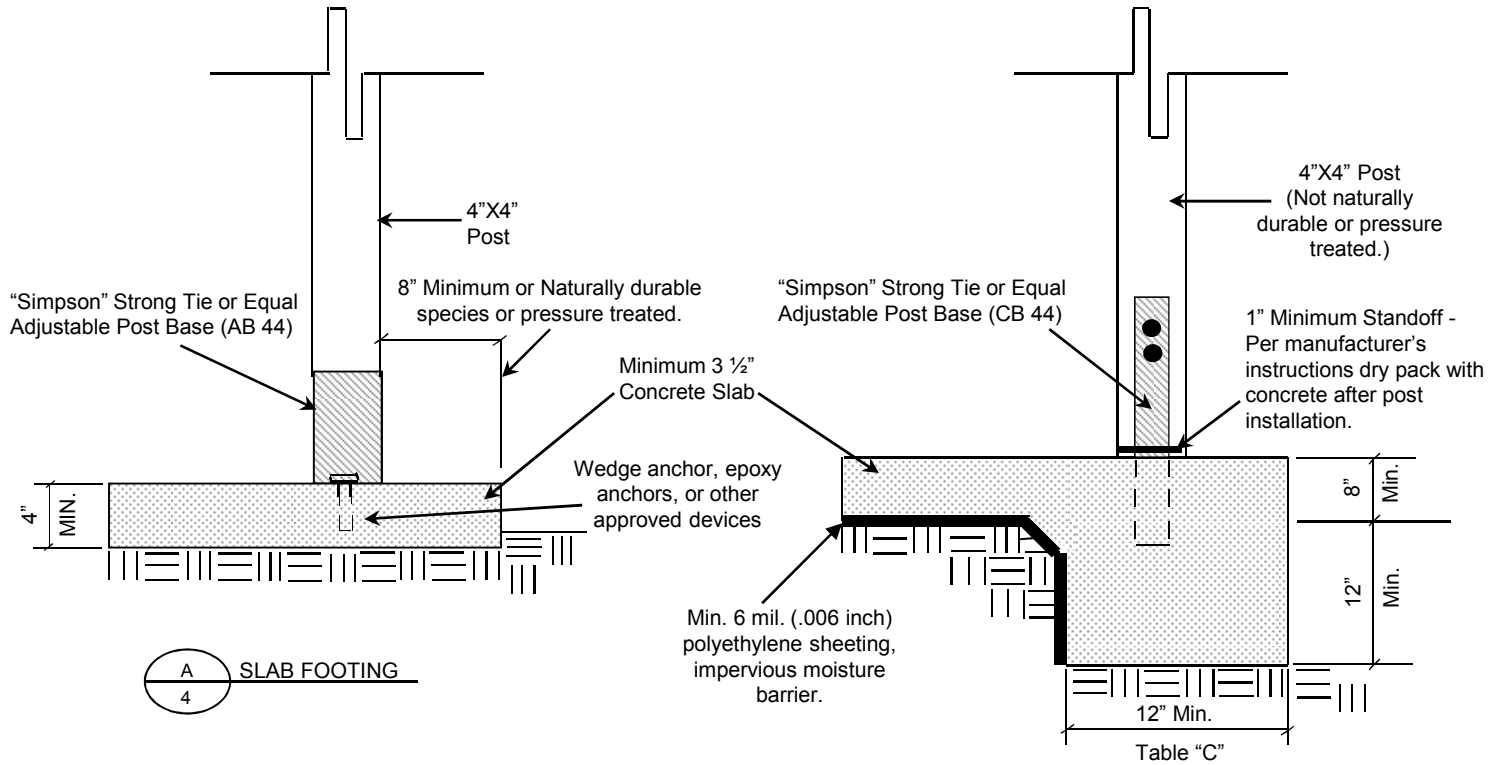
TABLE D		ROOF SHEATHING	
2" x 2" Self Spaced Spans		6'-0"	
2" x 4" Self Spaced Spans On Edge		11'-0"	

**NOTES:**

**\*See paragraph on post anchorage**

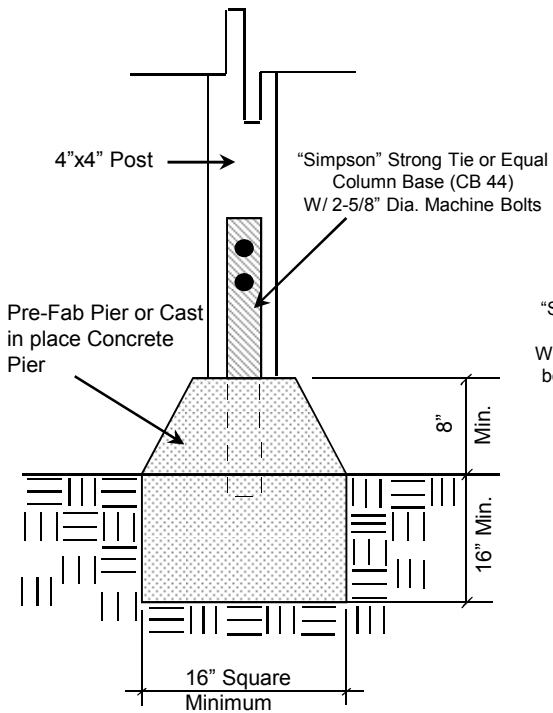
**\*\*After prolonged periods of time 2" rafters spanning more than 8 feet, minimum, deflect permanently and give an objectionable appearance. It is, therefore, recommended that for rafter spans exceeding 8 feet, a minimum rafter size of 2" x 6" be used.**

TABLE C		MINIMUM SQUARE FOOTING SIZES						
Post	RAFTER SPAN (SEE CROSS SECTION)							
	Spacing	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
4'-0"	12" sq	12" sq	12" sq	12" sq	12" sq	12" sq	14" sq	14"sq
6'-0"	12" sq	12" sq	14" sq	14" sq	14" sq	16" sq	16" sq	16"sq
8'-0"	14" sq	14" sq	14" sq	16" sq	16" sq	18" sq	18" sq	20"sq
10'-0"	14" sq	16" sq	16" sq	18" sq	18" sq	20" sq	20" sq	22"sq
12'-0"	16" sq	16" sq	18" sq	20" sq	20" sq	22" sq	22" sq	24"sq
14'-0"	16" sq	18" sq	20" sq	20" sq	22" sq	22" sq	24" sq	24"sq
16'-0"	18" sq	20" sq	20" sq	22" sq	24" sq	24" sq	27" sq	27"sq
18'-0"	20" sq	20" sq	22" sq	24" sq	24" sq	27" sq	27" sq	30"sq
20'-0"	20" sq	22" sq	24" sq	24" sq	27" sq	27" sq	30" sq	30"sq

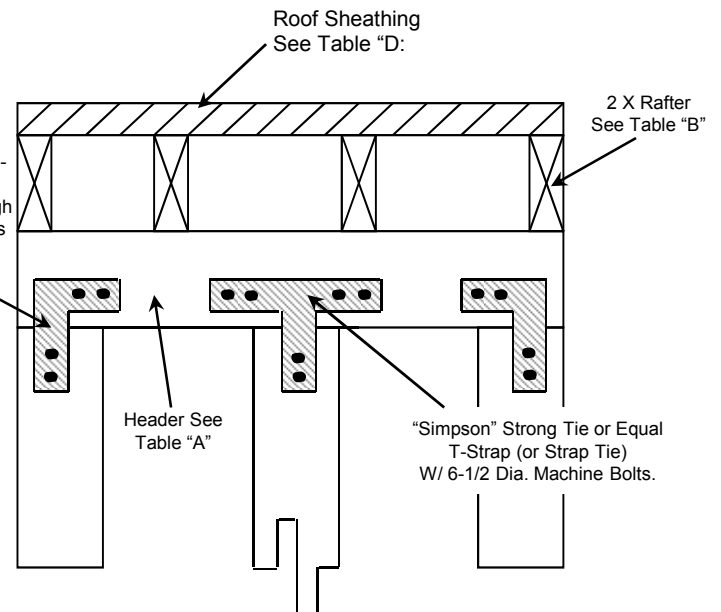


\*\*\*NOT TO SCALE\*\*\*

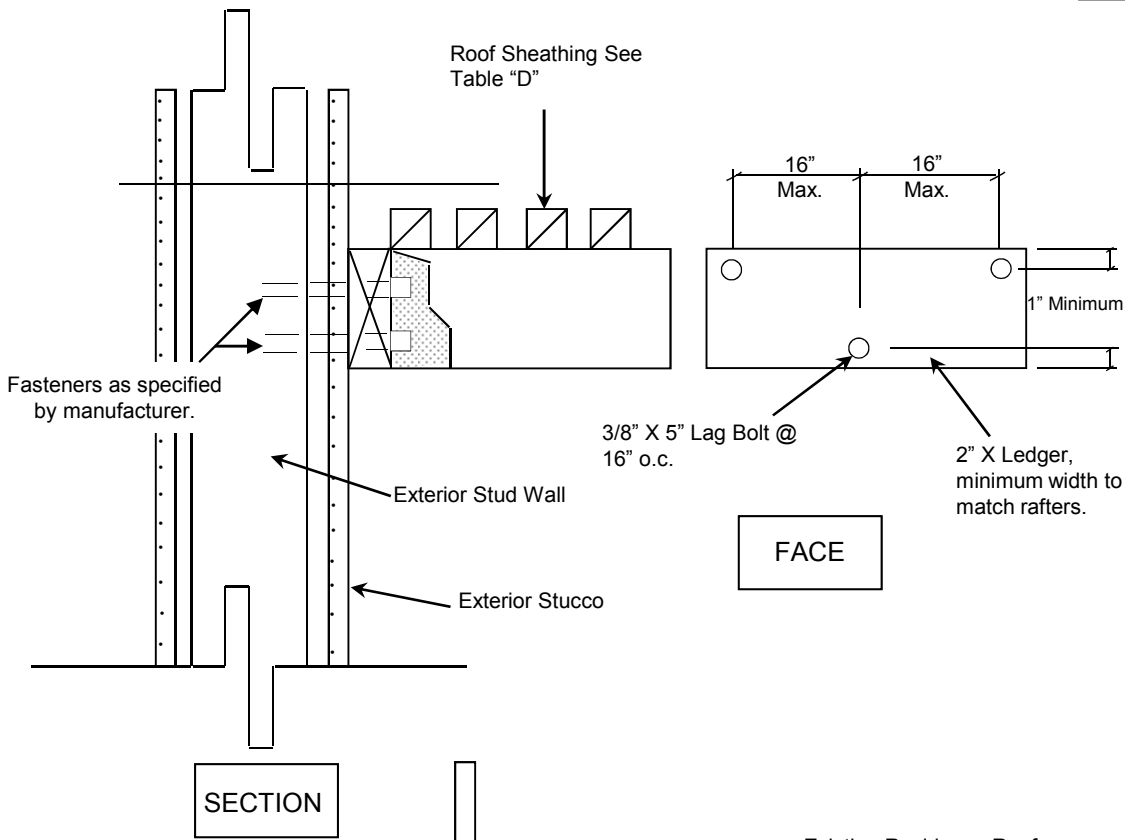
B  
4 PAD FOOTING



"Simpson" Strong Tie or Equal L-Strap (OL Strap Tie)  
W/ 1/2" Dia. Machine Bolts, through bolted, with nuts and washers as required for the bolt sizes.



\*\*\*NOT TO SCALE\*\*\*

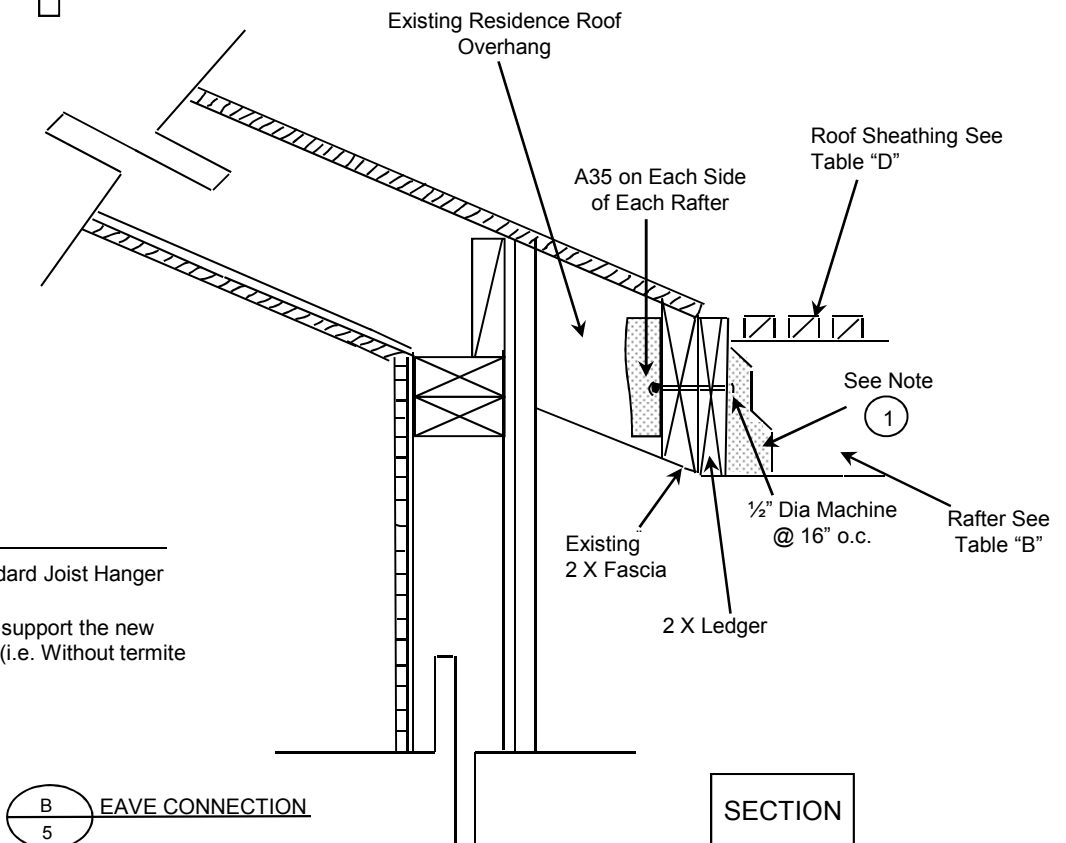


A  
5 LEDGER DETAIL

NOTE:

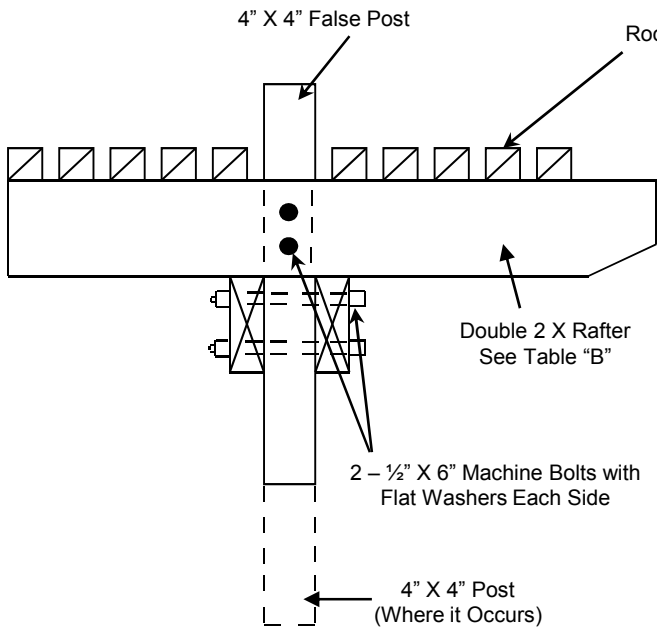
1. "Simpson" Strong Tie or Equal Standard Joist Hanger

\*\*\*All existing structural lumber used to support the new patio cover must be structurally sound (i.e. Without termite damage, dry rot, or other decay).

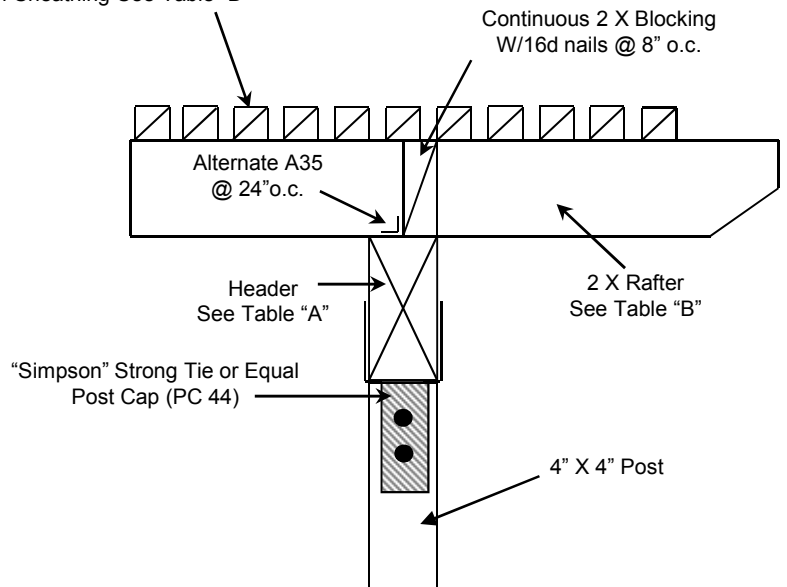


B  
5 EAVE CONNECTION

\*\*\*NOT TO SCALE\*\*\*



C  
5 HEADER DETAIL



D  
5 HEADER DETAIL

PLEASE PROVIDE THREE SETS OF SITE PLAN AND  
CONSTRUCTION DETAILS FOR REVIEW AND APPROVAL.

# TYPICAL PLOT PLAN

The diagram is a site plan for a residential property. It shows an irregularly shaped lot with a street on the left and a driveway leading to an existing house. A proposed patio cover is shown adjacent to the house. Various setbacks and dimensions are indicated by numbered boxes and lines.

- EXISTING HOUSE:** A large, irregularly shaped building footprint.
- Proposed PATIO COVER:** A rectangular area with diagonal hatching, located to the right of the existing house.
- Driveway:** A narrow strip of land leading from the street to the existing house.
- Setbacks and Dimensions:**
  - Box 1: P.L. \_\_\_\_ feet (Left side of the lot)
  - Box 2: (Inside the existing house)
  - Box 3: (Pointing to the driveway)
  - Box 4: P.L. \_\_\_\_ feet (Top side of the lot)
  - Box 5: (Pointing to the setback between the house and the patio cover)
  - Box 6: (Pointing to the setback between the patio cover and the right boundary)
- Orientation:** A north arrow pointing upwards, labeled 'N'.
- Scale:** SCALE: \_\_\_\_ = \_\_\_\_
- Street:** STREET (NAME) (Bottom left)

## INSTRUCTIONS

1. Show project address, owners name, north arrow and scale
2. Show accurate footprint of all existing and proposed structures
3. Show driveway
4. Show all property lines (P.L.) , label each and properly dimension
5. Show dimensions of proposed structures(s)
6. Show setbacks from property lines to proposed structure(s)

Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_

Notes:

1. Have correct legal description and address of property.
2. Note adjoining streets or alleys and width of curb cuts.
3. Note location of each auto parking spaces.
4. North arrow should be correctly placed.
5. Draw completely dimensioned lot plan.